



01 SITE PLAN - OVERALL  
SCALE: N.T.S.

PROJECT DATA - PHASE II

Proposed Uses: Residential/Hotel/Retail/Restaurant/Office  
Zoning: PRC  
Building Height Allowed: 60'  
90' (per amended development standards)

Development Plan Gross Lot Area: 20.13 AC / 876,651 SF  
Development Plan Net Lot Area: 17.15 AC / 747,054 SF

Floor Area Ratio (Maximum 1.0 per amended development standards)  
720,198 GSF / 747,054 NSF = 0.97 FAR

PARKING CALCULATIONS

Residential Required Spaces (1.5 per dwelling unit):  
41 DU @ Building P x 1.5 = 62 cars  
Residential Provided Spaces:  
Basement Level One (B1 @ Building P) 72  
Basement Level Two (B2 @ Building P) 69  
Total: 141 cars

Hotel Required Spaces (1.25 per guest room):  
(Hotel SF = 47,303 GLA)  
150 guest rooms @ Building S x 1.25 = 188 cars  
Hotel Provided Spaces:  
Above Grade Level One (@ Building S) 89  
Above Grade Level Two (@ Building S) 101  
Total: 190 cars

Mixed-Use Required Spaces (1 per 325 GSF):  
Phase II Total Mixed Use, not including hotel = 133,117 SF  
\*26,390 SF (Building P retail and F&B)  
(Parked in the Phase I Garage) 82 cars  
\*4,375 SF Building P Patio (1/350 excluding first 350 SF)  
(Parked in the Phase I Garage) 13 cars  
133,177 SF - 26,390 SF = 106,787 SF 329 cars  
Required Total: 424 cars  
Mixed-Use Provided Spaces:  
Phase II Cars Parked in Phase I Garage 95  
Phase II Surface Parking 26  
Basement Level One (B1 @ Building S/U) 204  
Basement Level Two (B2 @ Building S/U) 122  
Total: 447 cars

Provided Phase II Total: 778 cars  
Provided Phase I Total: 1,417 cars  
Provided Phase I + II Total: 2,195 cars  
Required Phase II Total: 62+188+424 = 674 cars  
Required Phase IA + IB (used for bicycle parking) 779 cars  
Required Phase I Total: 1,090 cars

GROSS PARKING AREAS  
Basement Level One (B1 @ Building P) 64,600 SF  
Basement Level Two (B2 @ Building P) 64,600 SF  
Basement Level One (B1 @ Building S) 99,418 SF  
Basement Level Two (B2 @ Building S) 70,400 SF  
Above Grade Level One (@ Building S) 45,797 SF  
Above Grade Level Two (@ Building S) 45,797 SF  
Total Phase II Parking Area: 390,612 SF

ACCESSIBLE PARKING  
Required : 4% of provided parking = 794 x .04 = 32  
Provided : 32  
Van Accessible : 1 per 6 required = 6

BICYCLE PARKING  
Required: 1/10 required parking cars, but not to exceed 100  
Phase 1 Required 78  
Phase 2 Required 68  
78+68=146 Total  
Phase 1 Provided (100/146 \* 78) 54  
Phase 2 Provided (100/146 \* 68) 46  
(1 Bike Loop = 2 Bicycles)

BUILDING AND FENCE HEIGHTS

Max. Building Height Allowed: 90' (including rooftop appurtenances)

Building P 90 FT  
Building S 60 FT  
Building T 36 FT  
Building U 60 FT

\* THERE IS NO CONTINUOUS SITE FENCE. SERVICE YARD SCREEN WALLS ARE TO BE TALL ENOUGH TO SCREEN ALL EQUIPMENT WITHIN SERVICE YARDS.

BUILDING AREA TABULATIONS

Use:  
Residential 234,061 GLA  
Hotel 47,872 GLA  
Retail 42,573 GLA  
Food & Beverage 19,300 GLA  
Office 47,937 GLA

Total : 391,743 GLA

Restaurant Patio 5,425 SF

GROSS SF TABULATIONS

Building P 321,287 GSF  
Building S 71,561 GSF  
Building T 5,056 GSF  
Building U 76,673 GSF

Phase II Total : 474,577 GSF  
Phase I Total: 245,621 GSF  
Phase I + II Total: 720,198 GSF

NONDENSITY BASED LAND USES

Phase II  
Building P 122,941 GSF  
Building S 71,561 GSF  
Building T 5,056 GSF  
Building U 76,673 GSF

Phase II Total : 276,231 GSF  
Phase I: +245,621 GSF  
Total Nondensity Based Uses 521,852 GSF

50% Maximum Residential NSF 260,926 NSF  
Provided Residential NSF 198,346 NSF

Dwelling Units - Maximum Allowed 422 DU  
(21 DU/AC)  
Dwelling Units - Provided 41 DU

OPEN SPACE TABULATIONS

Required Open Space:  
Maximum Building Height = 90' Proposed (90' Allowed)  
First 12' of Height = 10% x Net Lot Area  
= .10 x 315,805 = 31,580.50 SF  
Next 78' of Height = 78' x .004 x 315,805 = 98,531.16 SF

Open Space Required (not including parking lot landscaping):  
= 315,508.50 + 98,531.16 = 130,111.66 SF

Open Space Required (does not exceed 20% of Net Lot Area):  
= 315,805 x .20 = 63,161 SF

Open Space Required Per Amended Development Standards  
= 5% of Net Lot Area + 20% of Net Lot Area  
= 15,790.25 SF + 63,161 SF = 78,951 SF

Open Space Provided = 123,603 SF  
(Open Space Provided exceeds 20% + 5% of Net Lot Area of Development Plan)

Front Open Space Minimum:  
Required Open Space x 25%  
130,111.66 SF x .25 = 32,527.91 SF  
Front Open Space Provided = 59,315 SF

